

Capsule Summary
SM-403
Hope Grace house
Oaks vicinity
Private

circa 1850

The Hope Grace house is significant as one of the few mid-nineteenth century architectural landmarks to survive at the northern-most end of the county. Consisting of a series of building stages, the oldest section of the dwelling is the northern one-and-a-half story frame structure with a steeply pitched gable roof. The interior of this section was recently reworked, exposing a structural system of hewn timber framing set into continuous sills. Whitewashed and beaded ceiling beams were also exposed in this section of the house.

In addition to the dwelling house, the Hope Grace house site includes some interesting outbuildings. The meathouse, located closest to the house, is a small frame structure of mortise and tenon frame construction. A well preserved log barn, of V-notch construction, is the first of a series of five agricultural buildings located on the west side of the property.

SM-403, Hope Grace house
St. Mary's County
Maryland Comprehensive Historic Preservation Plan Data

Historic Context

Geographic Organization: Western Shore

Chronological/Developmental Period: Agricultural/Industrial Transition 1815-1870

Historic Period Theme: Architecture

Resource Type

Category: Building

Historic Environment: Rural

Historic Function and Use: Residence

Known Design Source: None

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-403

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic

and/or common Hope Grace house

2. Location

street & number Mohawk Drive ☐ not for publication

city, town Oaks ☒ vicinity of congressional district 5

state Maryland county St. Mary's County

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Hope H. Grace

street & number Rt. 2, Box 69 Mohawk Drive telephone no.: 301-884-3869

city, town Charlotte Hall state and zip code MD. 20622

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk of Court liberDBK 210

street & number St. Mary's County Courthouse folio 113

city, town Leonardtown state MD.

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. SM-403

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 6

The Hope Grace house is located on the east side of Mohawk Drive at the end of a short dirt road. Before Mohawk Drive was built, the approach to the Hope Grace house was a dirt road located on the east side of the house. Consequently, the house was constructed with the main elevation facing east and the principal gable oriented on a north/south axis.

The Hope Grace house was built in stages which telescope to the north in chronological order from the oldest one-and-a-half story section to the most recent one-story addition. The house is sheathed in aluminum and asbestos shingle siding, and the roof is covered with tin. The foundation is not visible from the exterior.

The east (main) elevation of the oldest one-and-a-half story, double pile section is marked by a central five-panel entrance door with a narrow, molded surround flanked on either side by a six-over-six sash window with a narrow, molded surround. Across the first floor is a shed roof porch supported by four tapered, octagonal posts. The porch has a new cement pad floor. This porch roof is finished with a plain boxed cornice. An ovolo molding extends along the roofline of the south and north sides of the porch roof. The upper half story is pierced by two dormer windows lit by six-over-six sash windows. Centered on the north side of this main block is an exterior brick chimney finished with a water table at its base. Behind the chimney and extending to the north is a shed roof, two-story wing of concrete block and aluminum siding which was built in the 1930s to house an upstairs and downstairs bathroom. This wing is lit by six-over-six sash windows with wide surrounds. Behind this wing and extending to the north is a two-story structure with a gable roof and a boxed cornice. The first floor of this structure is lit by two one-over-one sash windows with wide surrounds. The second floor is lit by one six-over-six sash window with narrow surrounds. To the north of this two-story wing is a one-story, twentieth century structure pierced by a four-light-over-three-panel door. To the north of this single-bay structure is a one-story, gable roof building which, according to tradition, is an old slave quarter. This building was added to the house in the late 1920s. This structure is lit on the south and on the east elevations by one six-over-six sash window. The east gable end of the old quarter is lit at the attic level by one four-pane window, now partially replaced by a louvered vent. A shed roof porch was added onto the north side of this structure in the 1920s and later enclosed. This enclosed porch has a cinderblock foundation and is covered with asbestos shingle siding. It is lit by one two-over-two sash window on the east side.

The north elevation of the enclosed porch is pierced by a central three-light-over-three-panel door flanked on either side by a two-over-two sash window.

8. Significance

Survey No. SM-403

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Unknown	Builder/Architect	Unknown
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check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Hope Grace house is significant as one of the few mid-nineteenth century architectural landmarks to survive at this northern-most end of the county. Consisting of a series of building stages which telescope out to the south, the oldest section of the dwelling is a one-and-a-half story frame structure which probably dates to the third quarter of the nineteenth century. The interior of this section was recently reworked, exposing a structural system of hewn timber framing set into a system of continuous sills. Whitewashed and beaded ceiling beams were also exposed in this section of the house.

In addition to the dwelling house, the Hope Grace house site includes some interesting outbuildings. The meathouse, located closest to the house, is a small frame structure of mortise and tenon frame construction. A well preserved log barn, of V-notch construction, is the first of a series of five agricultural buildings located on the west side of the property. Although the current westerly approach to the house suggests that these outbuildings were located in front of the dwelling, the original approach to the house was located on its east side.

The three acre parcel on which the Hope Grace house stands was originally part of a larger 390 acre tract known variously as "Sothoron's Discovery," "Fox's Race," or "Brotherhood." The current owner feels that this house was originally a tenant house on the farm, secondary to the manor house "Sothoron's Desire" (SM-162) which was demolished in the 1970s to make way for the Indian Creek Development. Now located in the midst of a modern subdivision, the Hope Grace house is fortunate to have survived this area's heavy residential development.

9. Major Bibliographical References

Survey No. SM-403

Grace, Hope. Personal Interview. November 1993.

10. Geographical Data

Acreage of nominated property 3 acresQuadrangle name HughesvilleQuadrangle scale 1:24000UTM References do NOT complete UTM referencesA

Zone	Easting		Northing						

B

Zone	Easting		Northing						

C

--	--	--	--	--	--	--	--	--	--

D

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E

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F

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G

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H

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Verbal boundary description and justification See attached.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Elizabeth Hughes, Historic Sites Surveyororganization St. Mary's County DPZdate December 1993

street & number

telephone 301-475-4662city or town Leonardtownstate MD.

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHOP/DHOD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

SM-403, Hope Grace house
St. Mary's County
7.1 Description

The west elevation of the northern most one-story shed roof addition is lit by one two-over-two sash window. Projecting from the west side of the slave quarter is a cinderblock structure with a flat tin roof, pierced by a four-panel door. Standing against the gable end slave quarter is an exterior brick chimney. The one-story, 1920s addition is lit by two six-over-six sash windows. The two-story wing is lit by two one-over-one sash windows on the first floor and two six-over-six sash windows on the second floor. The oldest one-and-a-half story section of the house is lit by one six-over-six sash window on the west side.

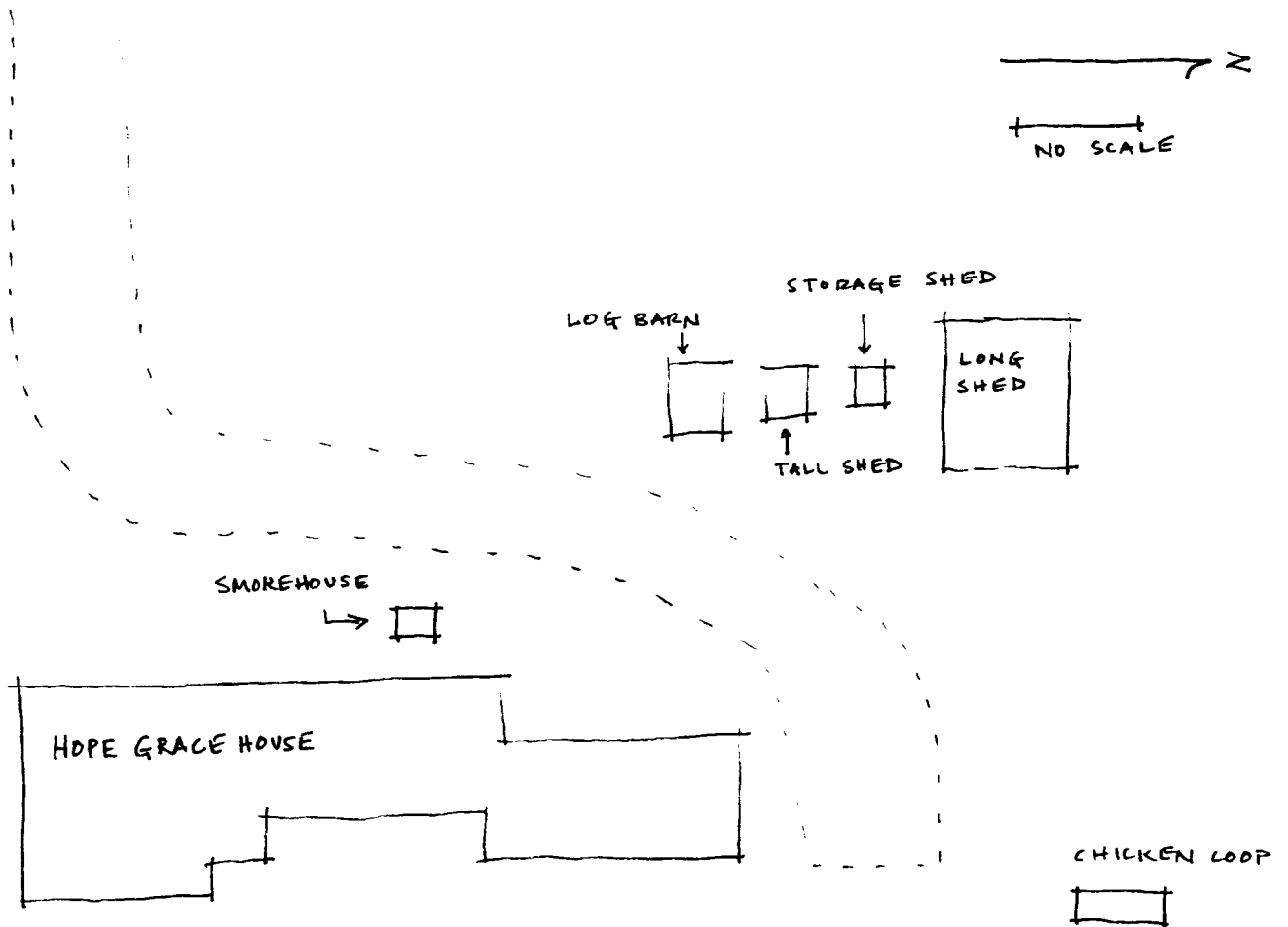
The south elevation of the one-and-a-half story structure is pierced by a modern entrance door flanked on either side by a six-over-six sash window. The door is sheltered by a gable roof portico supported by Tuscan columns on a new cement pad. The upper half story is lit by two six-over-six sash windows and the attic is lit by a four-pane window. The roofline of this elevation is finished with an ovolo molding.

The interior of the house has been reworked although the plaster walls and some four-panel doors remain in place on the upper half story and second floor of the two oldest sections of the house. During a recent renovation of the first floor of the one-and-a-half story dwelling, hewn beams were revealed underneath the floor boards. Beaded ceiling beams with a fading coat of whitewash were also revealed.

There are six outbuildings on the property. Located closest to the house is a board and batten smokehouse with a gable roof covered with tin. Some beams of the smokehouse are mortise and tenoned into place. A V-notch log structure partially covered with both horizontal and vertical weatherboards also stands on the property. The gable roof of this log building is covered with tin. Most recently, this building was used to store corn. A third structure, known as the "Tall Shed," is a two-story building sheathed with vertical weatherboard siding and with a gable roof of tin. Formerly a corn house, this structure is lit by one six-pane window on the south side and is pierced by a door on the first and second floor of the east elevation. The smallest structure here is a small gable roof tin building with a wood door which was once used for the storage of canned goods. Behind this building are the remains of the old kitchen which once served the main house. There is also a "Long Shed" on the property which is sheathed with vertical weatherboard siding and supported by a cement foundation. This large, gable roof building is pierced by large barn doors and six-light windows and was once used for the storage of farm equipment. Finally, a shed roof building once used as a chicken coop also stands on the property.

SM-403, Hope Grace house
St. Mary's County
7.2 Description

Site Plan



SM-403, Hope Grace house
St. Mary's County
8.1 Significance, Chain of Title

TO: Hope H. Grace
FROM: Jeremy H. Gillam
RECORD: St. Mary's County Land Records, Liber DBK 210, folio 113.
DATE: May 2, 1974.
NOTES: Transfer of 3.00 acres.

TO: Jeremy H. Gillam
FROM: Mary O'B. Johnson, Trustee
RECORD: St. Mary's County Land Records, Liber DBK 194, folio 120.
DATE: April 24, 1973.
NOTES: Transfer of above described property.

TO: Mary O'B. Johnson, Executrix
FROM: Estate of William E. Johnson
RECORD: St. Mary's County Land Records, Liber DBK 188, folio 153.
DATE: March 27, 1973.
NOTES: Transfer of his 1/2 interest in the property commonly called and known as "Sothoron's Discovery," Fox's Race" or "Brotherhood" consisting of a total of 390 acres.

TO: Mary O'B. Johnson
FROM: Etta J. Estep
RECORD: St. Mary's County Testamentary Records, Liber MRB 9, folio 18.
DATE: February 16, 1970.
NOTES: Transfer of her 1/2 interest in the property commonly called and known as "Sothoron's Discovery," Fox's Race" or "Brotherhood" consisting of a total of 390 acres.

TO: Etta J. Estep and William E. Johnson, tenants in common.
FROM: I. William Schimmel of Baltimore City, and F. DeSales Mudd of Charles County, Trustees.
RECORD: St. Mary's County Land Records, Liber CBG 15, folio 528.
DATE: December 14, 1943.
NOTES: Transfer of the property commonly called and known as "Sothoron's Discovery," Fox's Race" or "Brotherhood" consisting of a total of 390 acres. Sale of property result of judgement in Equity case No. 1995. Estep and Johnson are siblings. Price: \$14,000.

TO: I. William Schimmel and F. DeSales Mudd, Trustees.
FROM: Estate of Ella Acton Burch
RECORD: St. Mary's County Equity case No. 1995.
DATE:
NOTES: Ella Acton Burch died intestate.

SM-403, Hope Grace house
St. Mary's County
8.2 Significance, Chain of Title

TO: Ella Acton Burch
FROM: Eli F. Burch
RECORD: St. Mary's County Testamentary Record, Liber JWG 1, folio 74.
DATE: April 30, 1936
NOTES: Ella Acton Burch, wife of Eli, was the sole devisee in his will.

TO: Eli F. Burch of Camden County, NJ.
FROM: Mary J. Burch, widow of William E. Burch.
RECORD: St. Mary's County Land Records, Liber JMM 1, folio 107.
DATE: July 22, 1922.
NOTES: Transfer of parcel "where William E. Burch resided known as 'Sothoron's Desire,' part of 'Fox's Race,' 'Sothoron's Discovery,' and 'Brotherhood' consisting of a total of 390 acres." This releases Eli Burch from certain reservations and conditions outlined in EBA 19/428. Price: \$725.

TO: Eli F. Burch of Camden County, NJ.
FROM: Wm. E. and Mary J. Burch
RECORD: St. Mary's County Land Record, Liber EBA 19, folio 428.
DATE: January 29, 1921.
NOTES: Transfer of 390 acres with certain conditions including the use of the yard, garden, orchard, the privilege of raising poultry in the stable yard, access to adequate pasturage for two horses, two cows, and one yoke of oxen. Grantee is also to supply Grantor with fire wood.

Here, the chain breaks into two separate strands. It is unclear which property is that which includes the Hope Grace house.

I.

TO: William E. Burch
FROM: James T. Harrison, Trustee for the heirs of the late Spencer Harrison.
RECORD: St. Mary's County Land Records, Liber JJG 5, folio 97.
DATE: January 31, 1898
NOTES: Transfer of " tract known as 'Sothoron's Desire,' or 'Sothoron's Discovery,'" being the same land deeded by John F. Ching to Spencer Harrison on July 9, 1889 consisting of 150 acres...bounded on the south by the Public Road leading from Charlotte Hall to Benedict on the east by the land of James W. Chappellear, on the north and west by the land belonging to the said William E. Burch." Price: \$200

SM-403, Hope Grace house
St. Mary's County
8.3 Significance, Chain of Title

TO: Spencer Harrison

FROM: Joseph A. Sothoron, Emily Sothoron his wife, and Benjamin Sothoron

RECORD: St. Mary's County Land Records, Liber JFF 11, folio 268.

DATE: July 9, 1889.

NOTES: Transfer of property is the result of a Circuit Court judgement made on October 11, 1888. Transfer of "all that tract of land known as 'Sothoron's Desire' or 'Sothoron's Discovery'" consisting of 150 acres.

TO: Benjamin C. Sothoron and Joseph A. Sothoron

FROM: L.H.Canter and Sarah E.D.Canter, his wife.

RECORD: St. Mary's County Land Records, Liber JFF 3, folio 47.

DATE: January 29, 1878.

NOTES: Transfer of that portion of the original Sothoron's Desire farm which is situated northeast, north, and northwest of the Benedict Road, being 150 acres.

TO: Leonard H. Canter

FROM: Thomas Fielder Moran and Ann Elizabeth Moran

RECORD: St. Mary's County Land Records, Liber JAC 6, folio 293.

DATE: June 6, 1873.

NOTES: Transfer of property described above, consisting of 240 acres. Price: \$2200

TO: Thomas Fielder Moran

FROM: Arthur F. Lawrence and Malissa Ann Lawrence, his wife.

RECORD: St. Mary's County Land Records, Liber JAC 6, folio 288.

DATE: June 6, 1873.

NOTES: Same description as above. Price: \$2200

II.

TO: William E. Burch

FROM: William Reynolds and Sarah, his wife, of Calvert County.

RECORD: St. Mary's County Land Records, Liber JAC 1, folio 377.

DATE: September 29, 1865

NOTES: Transfer of "two tracts of land known by the name of 'Sothoron's Desire' and part of 'Foxes Race' containing 160 acres." No further description. Price: \$1200

TO: William Reynolds

FROM: Catherine M. Wall and Mary M. Matthews, executrices for the Margaret Estep estate.

RECORD: St. Mary's County Land Records, Liber JTB 1, folio 394.

DATE: February 5, 1853.

NOTES: Transfer of "Sothoron's Desire" and part of "Foxes Race," consisting of 160 acres. Price: \$950

SM-403, Hope Grace house

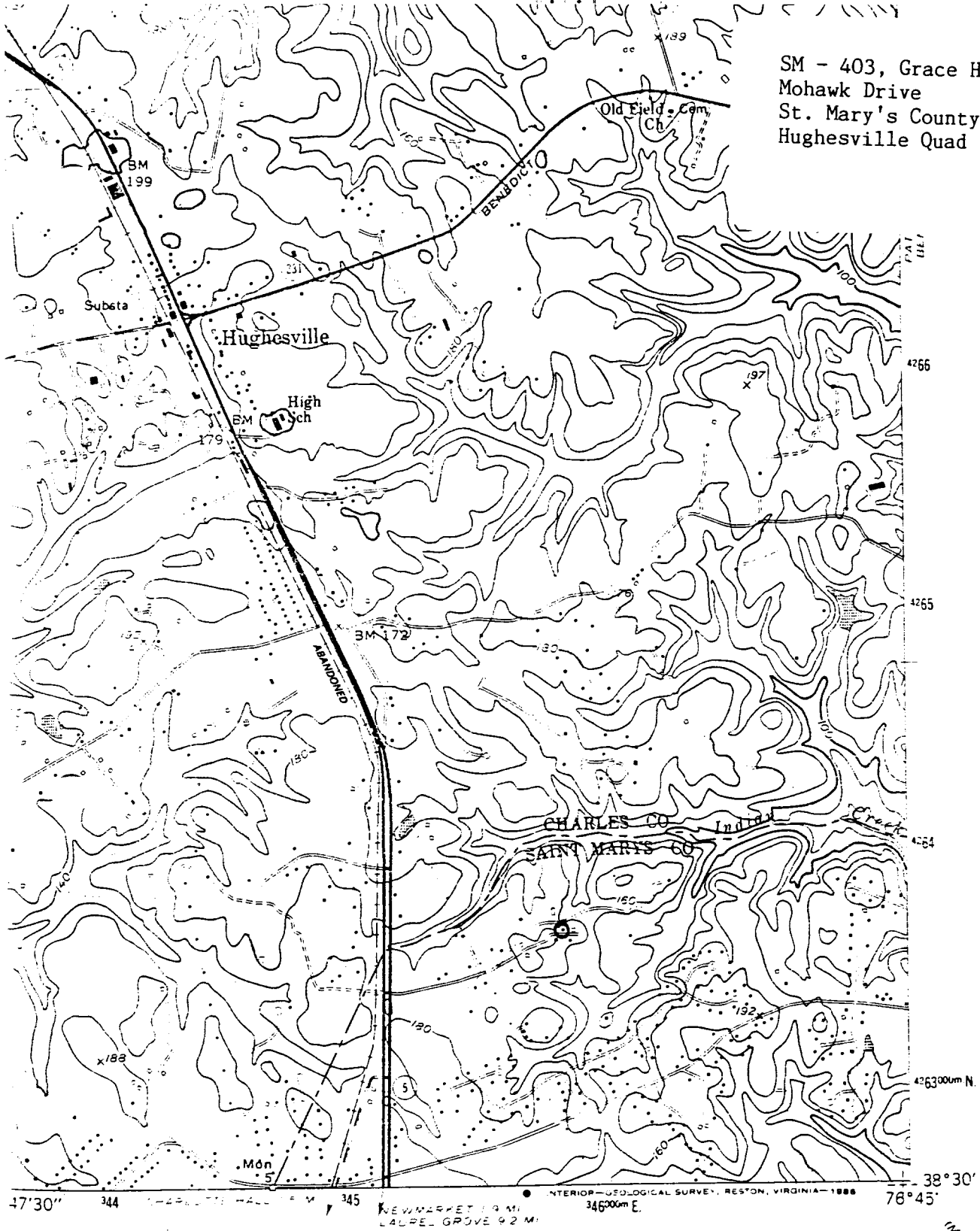
10.1 Geographical Data

Verbal Boundary Description and Justification

Source: St. Mary's County Land Records, DBK 210/113.

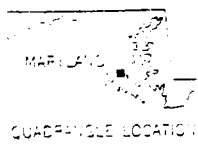
"Beginning at an iron pipe set at the most westerly corner of the property described in DBK 194/120, said beginning point being further located as being one half mile, more or less, east of Md. Rt. 5 and 125 feet, more or less, northwest of a 10 foot wide gravel entrance road, and running from said beginning point so fixed, passing through a portion of the above named conveyance, with new lines of division, now being made, the following four (4) courses and distances: (1) 10 N 47 deg. 23 min. 29 sec. E 300.00 feet to an iron pipe set, thence (2) S 42 deg. 36 min. 31 sec. E 435.60 feet to an iron pipe set, thence (3) S 47 deg 23 min. 29 sec. W 300.00 feet to an iron pipe set, thence (4) N 42 deg. 36 min. 31 sec. W 435.60 feet to the point and place of beginning, containing 3.00 acres, more or less..."

SM - 403, Grace Hope House
 Mohawk Drive
 St. Mary's County
 Hughesville Quad



ROAD CLASSIFICATION

- | | | | |
|-------------|-------|-----------------|-------|
| Heavy-duty | ————— | Light-duty | ————— |
| Medium-duty | ————— | Unimproved dirt | ===== |
| | | State Route | ○ |



HUGHESVILLE, MD.
 38076-E7-TF-024

1956
 PHOTOREVISED 1985
 DMA 5661 III SE-SERIES V833



N 40° E. 1000. Great West

Q. 1000. 1000. 1000

Q. 1000. 1000. 1000

15. 1000

JANUARY 1-1974

East Elevation

4



CM-403 HOT: 21.02 1990

MARY: 20.02 1990

MP: 21.02

21.02 1990

NW Elevation

2/4



SM-403

W.P.

W.P.

W.P.

5th MAR 2000

W.P.

W.P.

10th MAR 2000

W.P.

15th MAR 2000

W.P.

SE Elevation - Log Building and Tall Shed

+



SM- 403 HAD ON 100 110

ST 1000 1100 1100

1100 1100

1100 1100

NE Location - Long Shed

1/4